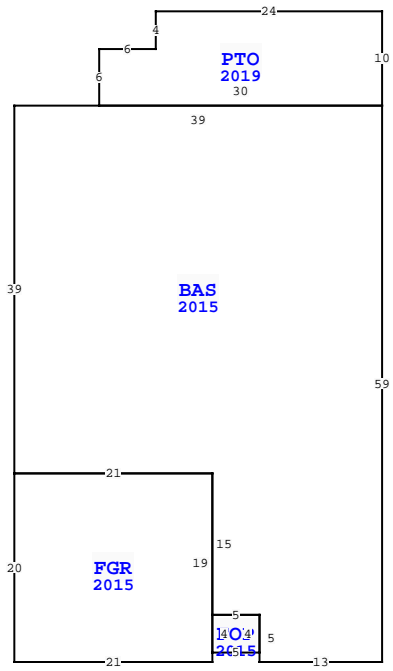


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2015
FGR	420	55	2015
FOP	20	30	2015
PTO	276	5	2019
TOTALS	2,572		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2016 Heated Area: 1856 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			211,900
TOTAL MARKET OB/XF VALUE			3,021
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			299,921
SOH/AGL Deduction			125,809
ASSESSED VALUE			174,112
TOTAL EXEMPTION VALUE	SX HX HB		100,722
BASE TAXABLE VALUE			73,390
TOTAL JUST VALUE			299,921
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530638	NEW CONSTR	228,776	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2004/0960	9/18/2015	SW Q	Q	I	01	176,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FRASER JAMYE L						
1985/1794	6/12/2015	SW Q	Q	V	05	404,300
GRANTOR: JP TIMBER LAKES LLC						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	10	3			6.50	100	2015	2015	3	95	185	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2015	2015	3	95	2,836	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/23/2025 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
PTO=[YR=2019] N10 W24 S4 W6 S6 E30\$ BAS=[YR=2015] W39 S39			
FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4\$ N19			
W21\$ E21 S15 E5 S5 E13 N59 \$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							